

BILL NO. \_\_\_\_\_

SUMMARY – Amends the Clark County  
Redevelopment Plan

ORDINANCE NO. \_\_\_\_\_  
(of Clark County, Nevada)

AN ORDINANCE TO AMEND THE CLARK COUNTY REDEVELOPMENT PLAN TO ADD FOUR ADDITIONAL PROJECT AREAS AND MAKING OTHER TECHNICAL ADJUSTMENTS CONSISTENT WITH THE REDEVELOPMENT PLAN; AND PROVIDING FOR OTHER RELATED MATTERS.

**WHEREAS**, the Community Redevelopment Law (NRS ch. 279) creates in Clark County a public body, corporate and politic, known as the Redevelopment Agency for the purposes of exercising the powers granted in the Community Redevelopment Law; and

**WHEREAS**, in accordance with NRS 279.428, the Clark County Board of County Commissioners adopted a resolution on December 17, 2002 authorizing the Redevelopment Agency to transact business or exercise powers under the Community Redevelopment Law;

**WHEREAS**, upon creating the Redevelopment Agency, the Clark County Board of County Commissioners declared itself to be the Redevelopment Agency pursuant to NRS 279.444, thereby vesting all rights, powers, duties, privileges and immunities of the Redevelopment Agency in the Clark County Board of County Commissioners;

**WHEREAS**, on December 16, 2003, by means of Ordinance No. 3005, the Clark County Board of County Commissioners approved and adopted a Redevelopment Plan for the Clark County Redevelopment Area consisting of three noncontiguous project areas: Area 1, generally located at the intersection of Maryland Parkway and Sahara Avenue;

Area 2, generally located at the intersection of Boulder Highway and Sahara Avenue; and Area 3, generally located at the intersection of Maryland Parkway and Twain Avenue;

**WHEREAS**, on March 2, 2021, the Clark County Board of County Commissioners received a feasibility study (“Feasibility Analysis”) which determined that the original redevelopment project areas remained in need of redevelopment, and which identified six additional areas to evaluate for inclusion in the Redevelopment Area;

**WHEREAS**, on December 7, 2021, pursuant to NRS 279.518, the Redevelopment Agency adopted a resolution designating additional areas to evaluate for inclusion in the Redevelopment Area;

**WHEREAS**, on November 21, 2023, the Redevelopment Agency received a report (the “Blighted Area Study”) finding that additional areas of unincorporated Clark County exhibit elements of blight as defined in NRS 279.388 and qualify for inclusion in the Redevelopment Area;

**WHEREAS**, on August 21, 2024, following a public hearing, the Redevelopment Agency determined that it is necessary or desirable to amend the Redevelopment Plan to include additional project areas, as described in Section 2 of this Ordinance, to the Redevelopment Area;

**WHEREAS**, on October 1, 2024, pursuant to NRS 279.608(5), the Clark County Planning Commission considered the proposal to include the additional project areas in the Redevelopment Area and recommended approval of the proposed amendment;

**WHEREAS**, the Redevelopment Agency therefore proposes that the Clark County Board of County Commissioners amend the Redevelopment Plan to add the additional project areas described in Section 2 of this Ordinance to the Redevelopment Area and to

make other technical adjustments consistent with the Redevelopment Plan by means of the 2025 Amended Clark County Redevelopment Plan;

**WHEREAS**, the addition of one or more areas to any redevelopment area constitutes a material deviation from the 2003 Redevelopment Plan for the Clark County Redevelopment Area, necessitating an amendment to the Redevelopment Plan:

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The Redevelopment Plan for the Clark County Redevelopment Area, as adopted by Ordinance No. 3005, is hereby amended to read as set forth in the 2025 Amended Clark County Redevelopment Plan (the “2025 Amended Redevelopment Plan”), attached hereto as Exhibit “A,” incorporated herein and made a part hereof by this reference. The 2025 Amended Redevelopment Plan is designated as the official Clark County Redevelopment Plan.

SECTION 2. The Clark County Board of County Commissioners hereby determines that, based upon the findings set forth in this Ordinance and following a public hearing duly noticed pursuant to NRS 279.608(6), it is necessary or desirable to amend the Redevelopment Plan to include the following additional project areas in the Redevelopment Area in order to remedy the blighted conditions which exist:

(A) Area 4, generally located at the intersection of Maryland Parkway and Flamingo Road, a map of which containing the legal description of its boundaries is attached as “Exhibit B” to this Ordinance and incorporated herein by this reference;

(B) Area 5, generally located at the intersection of Desert Inn Road and Decatur Boulevard, a map of which containing the legal description of its boundaries is attached as “Exhibit C” to this Ordinance and incorporated herein by this reference; and,

(C) Area 6, generally located at the intersection of Spring Mountain Road and Rainbow Boulevard, a map of which containing the legal description of its boundaries is attached as “Exhibit D” to this Ordinance and incorporated herein by this reference;

(D) Area 7, generally located in the vicinity of Stephanie Street and Boulder Highway, a map of which containing the legal description of its boundaries is attached as “Exhibit E” to this Ordinance and incorporated herein by this reference.

Together with the original project areas, maps of which containing the legal description of their boundaries are attached as “Exhibit F” to this Ordinance, shall constitute the boundaries of the Redevelopment Area covered by the 2025 Amended Redevelopment Plan.

SECTION 3. That the purpose and intent of the Clark County Board of County Commissioners with respect to the Redevelopment Area is to accomplish the following: the elimination of blighting influences and the correction of environmental deficiencies in the Redevelopment Area, including, among others, buildings in which it is unsafe or unhealthy for persons to live or work, small and irregular lots, faulty exterior spacing, obsolete and aged building types, mixed character or shifting uses or vacancies, incompatible and uneconomic land uses, and inadequate or deteriorated public improvements, facilities, and utilities; the assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the

Redevelopment Area; the replanning, redesign, and development of portions of the Redevelopment Area which are stagnant or improperly utilized; the provision of opportunities for participation by owners and tenants in the revitalization of their properties; the strengthening of retail and other commercial functions in the Redevelopment Area; the strengthening of the economic base of the Redevelopment Area and the community by the installation of needed site improvements to stimulate new commercial, expansion, employment, and social and economic growth; the provision of adequate land for parking and open spaces; the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Area; and the expansion, improvement, and preservation of the community's supply of workforce housing.

SECTION 4. The Clark County Board of County Commissioners hereby finds and determines that:

(A) The Redevelopment Area, as originally approved and inclusive of the Additional project areas, is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law. This finding is based upon the fact that, as set forth in the Feasibility Analysis and the Blighted Area Study (incorporated herein and made a part hereof by this reference), the Redevelopment Area is characterized by and suffers from a combination of blighted physical and economic conditions, including, among others: buildings that are deteriorated and dilapidated, and which suffer from defects in design or physical construction, so as to be unsafe for the purposes of residential, commercial, and industrial purposes; economic

dislocation, deterioration or disuse as evidenced by the prevalence of abandoned buildings; lots of irregular form and shape and of inadequate size for proper usefulness; the prevalence of depreciated or stagnant property values and impaired investments; and vacant and underutilized parcels.

(B) The 2025 Amended Redevelopment Plan would redevelop the Redevelopment Area in conformity with the Community Redevelopment Law and is in the interests of the peace, health, safety and welfare of the community. This finding is based upon the fact that redevelopment of the Redevelopment Area will implement the objectives of the Community Redevelopment Law by: the elimination of blighting influences and the correction of environmental deficiencies; the assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation; the replanning, redesign, and redevelopment of areas which are stagnant or improperly used in ways which could not be accomplished solely by private enterprise without public participation and assistance; the provision of opportunities for participation by owners and tenants in the revitalization of their properties; the strengthening of retail and other commercial functions within the Redevelopment Area; the strengthening of the economic base of the Redevelopment Area by stimulating new investment; the expansion of employment opportunities; the provision of an environment for social and economic growth; the expansion and improvement of housing for low and moderate income persons; the installation of new, or replacement of existing, public improvements, facilities, and utilities in areas which are currently inadequately served in regard to such improvements, facilities, and utilities.

(C) The 2025 Amended Redevelopment Plan conforms to the Clark County Master Plan adopted November 17, 2021, as amended.

(D) The condemnation of real property is necessary to the execution of the 2025 Amended Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law.

(E) If the 2025 Amended Redevelopment Plan may result in the temporary or permanent displacement of any occupants of housing in the Redevelopment Area, adequate permanent housing is or will be made available in the community for displaced occupants of the Redevelopment Area at rents comparable to those in the community at the time of displacement. This finding is based upon the Redevelopment Agency's plan for relocation, as contained in the 2025 Amended Redevelopment Plan, which provides that the Redevelopment Agency may assist all persons, businesses, and others displaced by the actions of the Redevelopment Agency in finding new locations within their respective financial means, and which authorizes the Redevelopment Agency to make relocation payments for certain expenses and losses to those displaced as well as to provide other payments determined to be appropriate under the circumstances.

(F) All noncontiguous areas of the Redevelopment Area are blighted or necessary for effective redevelopment, or satisfy the requirements set forth in subsection 4 of NRS 279.519, as more particularly set forth in the Feasibility Analysis and the Blighted Area Study.

(G) Inclusion of any lands, buildings or improvements in the Redevelopment Area which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the area of which they are a part. This finding

is based upon the fact that the boundaries of Redevelopment Area, as amended, were chosen to include all properties contributing to or affected by the blighted conditions characterizing the Redevelopment Area.

(H) Adequate provisions have been made for the payment of the principal and interest on any bonds which may be issued by the Redevelopment Agency. This finding is based upon the fact that the 2025 Amended Redevelopment Plan authorizes the Redevelopment Agency to finance its activities, including the repayment of principal and interest on indebtedness incurred by the Redevelopment Agency, by means of: tax increment funds; interest income; donations; loans from private financial institutions; the lease or sale of Redevelopment Agency-owned property; owner participant or developer loans; financial assistance from Clark County, the State of Nevada, the federal government, or any other available source, public or private.

SECTION 5. The Clark County Board of County Commissioners further finds and determines that the carrying out of the 2025 Amended Redevelopment Plan is economically sound and feasible. This finding is based on the fact that, as more particularly set forth in the Feasibility Analysis, the forecasted revenue of the tax increment funds under assumed growth rates would sufficiently enable the Redevelopment Agency to carry out the 2025 Amended Redevelopment Plan.

SECTION 6. The County Clerk is hereby directed to send a certified copy of this Ordinance to the Redevelopment Agency, whereupon the Redevelopment Agency is vested with the responsibility for carrying out the Redevelopment Plan, as amended.

SECTION 7. The County Clerk is hereby directed to record with the Clark County Recorder a notice of the approval and adoption of the 2025 Amended Redevelopment Plan pursuant to this Ordinance, containing a description of the land within the Redevelopment Area and a statement that proceedings for the redevelopment of the Redevelopment Area have been instituted under the Community Redevelopment Law.

SECTION 8. Within thirty (30) days following adoption of this Ordinance, the County Clerk is hereby directed to transmit a copy of the description and statement recorded pursuant to Section 7 of this Ordinance, a copy of this Ordinance, and a map or plat indicating the boundaries of the Redevelopment Area, to: the auditor and tax assessor of Clark County; the officer who performs the functions of auditor or assessor for any taxing agency which, in levying or collecting its taxes, does not use the county assessment roll or collect its taxes through the county; and to the governing body of each of the taxing agencies which levies taxes upon any property in the Redevelopment Area.

SECTION 9. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 10. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 11. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with the names of the County Commissioners voting for or against its passage, in a newspaper published in and having a

general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the \_\_\_\_ day of \_\_\_\_\_, 2025.

PROPOSED BY: \_\_\_\_\_

PASSED on the \_\_\_\_ day of \_\_\_\_\_ 2022.

AYES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

\_\_\_\_\_

ABSTAINING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By: \_\_\_\_\_  
TICK SEGERBLOM, Chair

ATTEST:

\_\_\_\_\_  
LYNN GOYA, County Clerk

This ordinance shall be in force and effect from and after the \_\_\_\_ day of \_\_\_\_\_, 2025.

**EXHIBIT A**

**2025 AMENDED  
CLARK COUNTY  
REDEVELOPMENT PLAN**

ADOPTED DECEMBER 16, 2003

AMENDED JANUARY 2025

# REDEVELOPMENT PLAN TABLE OF CONTENTS

<u>SECTIONS</u>	<u>PAGE</u>
I. INTRODUCTION.....	1
II. GENERAL DEFINITIONS AND REDEVELOPMENT AREA BOUNDARY AND LEGAL DESCRIPTION .....	3
A. GENERAL DEFINITIONS .....	3
B. REDEVELOPMENT AREA BOUNDARY AND LEGAL DESCRIPTION .....	4
III. PROPOSED REDEVELOPMENT ACTIVITIES .....	4
A. GENERAL .....	5
B. OWNER PARTICIPATION AND BUSINESS REENTRY PREFERENCES .....	5
1. OWNER PARTICIPATION.....	5
2. PARTICIPATION AGREEMENTS .....	6
3. IMPLEMENTING RULES.....	6
C. PROPERTY ACQUISITION.....	7
1. ACQUISITION OF REAL PROPERTY .....	7
2. ACQUISITION OF PERSONAL PROPERTY .....	7
D. PROPERTY MANAGEMENT .....	8
E. RELOCATION OF PERSONS (INCLUDING INDIVIDUALS AND FAMILIES), BUSINESS CONCERNS AND OTHERS DISPLACED BY THE PROJECT .....	8
1. ASSISTANCE IN FINDING OTHER LOCATIONS .....	8
2. RELOCATION PAYMENTS .....	8
F. DEMOLITION, CLEARANCE, PUBLIC IMPROVEMENTS, BUILDING AND SITE PREPARATION .....	8
1. DEMOLITION AND CLEARANCE .....	8
2. PUBLIC IMPROVEMENTS.....	9
3. PREPARATION OF BUILDING SITES .....	9

G.	PROPERTY DISPOSITION AND DEVELOPMENT.....	9
1.	REAL PROPERTY DISTRIBUTION AND DEVELOPMENT .....	9
a.	GENERAL .....	9
b.	EMPLOYMENT PLAN REQUIREMENTS.....	10
c.	DISPOSITION AND DEVELOPMENT DOCUMENTS.....	11
d.	DEVELOPMENT FINANCING BY THE AGENCY OR OTHER PUBLIC BODIES OR ENTITIES .....	12
e.	DEVELOPMENT PLANS .....	13
2.	PERSONAL PROPERTY DISPOSITION.....	14
H.	COOPERATION WITH PUBLIC BODIES .....	14
IV.	LAND USES AND DEVELOPMENT REQUIREMENTS.....	15
A.	REDEVELOPMENT AREA MAP AND MAJOR REDEVELOPMENT AREA LAND USES.....	15
B.	MAJOR LAND USES .....	15
C.	OTHER LAND USES .....	15
1.	PUBLIC RIGHTS-OF-WAY .....	15
2.	CONFORMING PROPERTIES.....	17
D.	INTERIM USES .....	17
E.	NONCONFORMING USES .....	18
F.	GENERAL CONTROLS AND LIMITATION.....	18
1.	CONSTRUCTION.....	18
2.	LIMITATION ON THE NUMBER OF BUILDINGS .....	18
3.	NUMBER OF DWELLING UNITS.....	18
4.	LIMITATIONS ON TYPE, SIZE AND HEIGHT OF BUILDINGS .....	18
5.	OPEN SPACES, LANDSCAPING, LIGHT, AIR AND PRIVACY .....	19
6.=	SIGNS.....	19

7.	UTILITIES .....	19
8.	INCOMPATIBLE USES .....	19
9.	PUBLIC, SEMI-PUBLIC, INSTITUTIONAL AND NON-PROFIT USES .....	19
10.	OTHER COVENANTS, CONDITIONS AND RESTRICTIONS.....	20
G.	DESIGN GUIDELINES.....	20
H.	BUILDING PERMITS .....	20
I.	NONDISCRIMINATION AND NON-SEGREGATION.....	21
V.	METHOD OF FINANCING THE AREA .....	21
A.	DESCRIPTION OF THE PROPOSED FINANCING METHOD .....	21
B.	TAX INCREMENT FUNDS .....	22
C.	AGENCY BONDS .....	23
D.	TIME LIMIT ON ISSUING SECURITIES OR ESTABLISHMENT OF INDEBTEDNESS .....	24
E.	OTHER LOANS AND GRANTS.....	24
VI.	ACTIONS BY THE COUNTY .....	24
VII.	ENFORCEMENT.....	25
VIII.	DURATION OF THIS PLAN.....	26
IX.	PROCEDURE FOR AMENDMENT. ....	26
X.	SEVERABILITY .....	26

**EXHIBITS**

Exhibit A - Redevelopment Area Maps

Exhibit B - Legal Description of the Redevelopment Area

## I. INTRODUCTION

This document is the Redevelopment Plan (the "Plan") for the Redevelopment Area (the "Redevelopment Area"), which is located in the territorial jurisdiction of Clark County (the "County"), State of Nevada.

This Plan has been prepared and amended pursuant to Nevada Revised Statutes (NRS) 279.382 through 279.685 which provide for the exercise of redevelopment authority by a redevelopment agency.

Implementation of this Plan by the County and the Redevelopment Agency of Clark County is governed by the provisions contained in this Plan as it may be amended from time to time. Hereinafter the term "Agency" refers to the Redevelopment Agency of Clark County. The term "Legislative Body" refers to the Clark County Board of County Commissioners.

The definitions of general terms which are contained in Nevada Revised Statutes govern the construction of this Plan, unless more specific terms and definitions are otherwise provided in this Plan. All statutory references hereinafter shall be to the Nevada Revised Statutes.

Many of the requirements contained in this Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such changes affect this Plan's requirements, and would be applicable to the Agency, the Redevelopment Area, or this Plan, whether or not this Plan were formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superseded by such changes, to the extent necessary to be in conformity with such changes.

The Redevelopment Area includes all properties within the boundary shown on the Redevelopment Area Map and described in the Legal Description of the "Redevelopment Area.

The proposed redevelopment of the Redevelopment Area as described in this Plan conforms to the Master Plan for the Clark County as applicable and as applied in accord with local codes and ordinances.

This Redevelopment Plan is based upon the Preliminary Plan formulated by the Clark County Planning Department in cooperation with the Agency and Planning Commission. The Preliminary Plan was received by the Clark County Planning Commission (the "County Planning Commission") and submitted to the Redevelopment Agency on September 4, 2003.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Redevelopment Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Redevelopment Area. Instead, this Plan presents a series of ideas and

recommendations for revitalization which are designed to reduce and eliminate decline and deterioration, stimulate new investment, stabilize the tax base and maintain the viability of existing businesses. This Plan will also provide a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and tools to fashion, develop, and proceed with such specific plans, projects and solutions will be provided to the Agency at a later date.

In general, the goals and objectives of the redevelopment program in the Redevelopment Area are as follows:

1. To eliminate and prevent the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Redevelopment Area in accordance with the County's Comprehensive Plan, specifically the Sunrise Manor Land Use Plan, Winchester, Paradise Land Use, Spring Valley Land Use Plan, and Whitney Land Use and Development Guide, the Redevelopment Plan and local codes and ordinances.
2. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
3. To minimize unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of the Redevelopment Area, the County and its citizens.
4. To retain existing businesses by means of redevelopment and rehabilitation activities and by encouraging cooperation and participation of owners, businesses and public agencies in the revitalization of the Redevelopment Area.
5. To encourage investment by the private sector in the development and redevelopment of the Redevelopment Area by eliminating impediments to such development and redevelopment.
6. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of the Redevelopment Area.
7. To replan, redesign and develop areas which are stagnant or improperly used.

Redevelopment of the Redevelopment Area pursuant to this Redevelopment Plan and the above goals and objectives will attain the purposes of the Nevada Revised Statutes Chapter 279 by:

1. The elimination of blighting influences and the correction of environmental deficiencies including, among others, buildings in which it is unsafe for persons to live or work, incompatible and uneconomic land uses, and small and irregular lots.

2. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation.
3. The replanning, redesign, and redevelopment of areas which are stagnant or improperly used in ways which could not be accomplished solely by private enterprise without public participation and assistance.
4. The provision of opportunities for participation by owners and tenants in the revitalization of their properties.
5. The strengthening of retail and other commercial functions within the Redevelopment Area.
6. The strengthening of the economic base of the Redevelopment Area by stimulating new investment.
7. The expansion of employment opportunities.
8. The provision of an environment for social and economic growth.
9. The expansion and improvement of housing for low- and moderate-income persons.
10. The installation of new, or replacement of existing, public improvements, facilities, and utilities in areas which are currently inadequately served in regard to such improvements, facilities, and utilities.
11. Other means as deemed appropriate.

## **II. GENERAL DEFINITIONS AND REDEVELOPMENT AREA BOUNDARY AND LEGAL DESCRIPTION**

### **A. General Definitions**

The following definitions are used in this Plan unless otherwise indicated by the text:

1. "Agency" means the Redevelopment Agency of Clark County, Nevada.
2. "County" means Clark County, Nevada.
3. "County Commission" means the Board of Clark County Commissioners.
4. "Community Redevelopment Law" means the Community Redevelopment Law of the State of Nevada (Nevada Revised Statutes 279.382 to 279.685).

5. "Redevelopment Area" means the area included within the boundaries of the Clark County Redevelopment Area, as established by this Plan and as depicted and described in the Exhibits attached hereto.
6. "Legislative Body" means the Board of Clark County Commissioners.
7. "NRS" means the Nevada Revised Statutes for the State of Nevada.
8. "State" means the State of Nevada.
9. "Clark County" means Clark County, Nevada.
10. "Plan" means this Redevelopment Plan encompassing seven Project Areas within Clark County.

**B. Redevelopment Area Boundary And Legal Description**

The boundaries of the Redevelopment Area are shown on the Redevelopment Area Map attached as Exhibit "A" and are described in the Redevelopment Area Legal Description attached as Exhibit "B". This Plan establishes the Redevelopment Area.

**III. PROPOSED REDEVELOPMENT ACTIVITIES**

**A. General**

The Agency proposes to eliminate and prevent the spread of blight and blighting influences, and strengthen the economic base of the Redevelopment Area and the County, by some or all of the following:

1. Permitting participation in the redevelopment process by owners and occupants of properties located in the Redevelopment Area, consistent with this Plan and rules adopted by the Agency;
2. Acquisition of real property;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced occupants of property acquired by the Agency in the Redevelopment Area;
5. Demolition of property for uses in accordance with this Plan;
6. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;

7. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
8. Provision of utilities, roads, streets, landscaping, parking facilities and other public improvements;
9. Consideration of the implementation of land use controls or regulations.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.

## **B. Owner Participation and Business Reentry Preferences**

### **1. Owner Participation**

Owners of real property within the Redevelopment Area shall be extended reasonable opportunities to participate in the redevelopment of property in the Redevelopment Area if such owners agree to participate in the redevelopment in conformity with this Redevelopment Plan and the owner participation implementation rules adopted by the Agency.

In appropriate circumstances where such action would foster the goals and objectives contemplated by the Redevelopment Plan, an owner may participate in substantially the same location either by retaining all or portions of the property; retaining all or portions of the property and purchasing adjacent property if needed and available for development; rehabilitating or demolishing all or part of the existing buildings; initiating new development; or selling property to the Agency. Owners do not have, however, an absolute right to retain ownership of their property in the Redevelopment Area.

The final decision concerning acquisition of real property by the Agency, if any, will be based upon the conditions existing at the time the Agency purchases property or enters into participation agreements.

Participation opportunities shall necessarily be subject to and limited by factors including but not limited to the following:

- (1) the elimination and/or modification, if any, of existing land uses;
- (2) the construction, vacation, realignment and/or alteration, if any, of existing streets;
- (3) the ability of participants to finance and complete proposed developments and rehabilitation;

- (4) the capability and/or experience of the owner participant, as determined by the Agency, to implement the proposed development;
- (5) the proposed land uses for redevelopment of the Redevelopment Area;
- (6) intensification of certain land uses; and
- (7) the construction or expansion of public facilities.

## **2. Participation Agreements**

The Agency may require that, as a condition of retaining ownership of property and participating in redevelopment, each participant shall enter into a binding written participation agreement with the Agency by which the participant agrees to rehabilitate, develop or use the property in conformance with this Plan and to be subject to the provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to make the provisions of this Plan and such participation agreement applicable to their properties. The rights of a participant under an approved participation agreement may or may not, at the Agency's option, be transferable upon sale or other disposition of the property.

If an owner fails to participate in the redevelopment under a participation agreement during a reasonable period of time, the Agency shall have the right to acquire the subject property for redevelopment by any legal means permitted under the law and the provisions of this Plan. If so provided in the participation agreement, the price of such acquisition will be the property's fair market value at the time of execution of the participation agreement. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Redevelopment Area.

## **3. Implementing Rules**

The Owner Participation provisions shall be implemented according to the rules adopted by the Agency separately from the adoption of this Plan, and as the same may be from time to time amended by the Agency. Where there is a conflict between the participation provisions in this Plan and such rules adopted by the Agency, the Plan shall prevail.

## **C. PROPERTY ACQUISITION**

### **1. Acquisition of Real Property**

The Agency may acquire, but is not required to acquire, any real property located in the Redevelopment Area by purchase, lease, option, gift, grant, bequest, devise, or eminent domain as authorized by law.

The Agency may exercise the power of eminent domain to acquire property for a redevelopment project if the Agency finds that: (a) the property sought to be acquired is necessary to carry out this Plan; (b) the Agency has adopted a resolution of necessity that complies with the requirements of the Community Redevelopment Law Section 279.471 subsection 2; and (c) the Agency has made every commercial-reasonable effort to negotiate the purchase of the property. The intent is to provide the Agency with the ability to use eminent domain as a last resort within the Redevelopment Area.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

Without the consent of the owner, the Agency shall not acquire property retained by an owner participant pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not, without the consent of an owner, acquire real property on which an existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions, and controls of this Plan and the owner fails or refuses to participate in the Plan by execution or fulfilling the obligations of a participation agreement.

### **2. Acquisition of Personal Property**

Generally, personal property may not be acquired by the Agency. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Redevelopment Area by any lawful means. The Agency may also acquire by gift, purchase, lease or eminent domain any personal property in connection with real property acquired by the Agency.

**D. Property Management**

The Agency is authorized to manage and control all real property owned, acquired or leased by it. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

**E. Relocation of Persons (Including Individuals and Families), Business Concerns and Others Displaced by the Project**

**1. Assistance in Finding Other Locations**

The Agency may assist all persons, business concerns, and others displaced by Agency action in the Redevelopment Area in finding other locations and facilities. In order to carry out the Redevelopment Plan with a minimum of hardship to persons, business concerns, and others, if any, displaced from their respective places of residence or businesses, the Agency may assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs.

**2. Relocation Payments**

The Agency may make relocation payments for moving expenses and direct losses of personal property to persons, business concerns, and others displaced by Agency action in the Redevelopment Area and make additional relocation payments as may be required by law. Such relocation payments may be made pursuant to Chapter 342 of Nevada Revised Statutes. The Agency, at its option, may make such other payments as may be appropriate and for which funds are available.

The Agency may provide assistance for relocation and make all of the payments required in regulations adopted by the Director of the Department of Transportation pursuant to Nevada Revised Statutes Section 342.105 for programs or projects for which federal financial assistance is received to pay all or any part of the cost of that program or project.

**F. Demolition, Clearance, Public Improvements, Building and Site Preparation**

**1. Demolition and Clearance**

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property acquired in the Redevelopment Area as necessary to carry out the purpose of this Plan.

## **2. Public Improvements**

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to the following:

- (1) sewers;
- (2) storm drains;
- (3) electrical, natural gas, telephone and water distribution systems;
- (4) parks and plazas;
- (5) playgrounds;
- (6) parking and transportation facilities;
- (7) landscaped areas;
- (8) street and circulation improvements;
- (9) flood control improvements and facilities;
- (10) entryway features;
- (11) recreational improvements; and
- (12) other public facilities serving the needs of Redevelopment Area occupants.

## **3. Preparation of Building Sites**

The Agency is authorized to prepare, or cause to be prepared, as building sites, any real property in the Redevelopment Area owned or acquired by the Agency.

## **G. Property Disposition and Development**

### **1. Real Property Disposition and Development**

#### **a. General**

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is

authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after a public hearing, notice of which shall be given by publication for not less than once a week for two weeks in a newspaper of general circulation published in Clark County.

A lease or sale by the Agency of real property acquired by it in the Redevelopment Area shall be conditioned on the redevelopment and use of the property in conformity with this Plan.

All real property acquired by the Agency in the Redevelopment Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, and any such sale or lease may be for an amount at less than fair market value if necessary to effectuate the purposes of this Plan. Real property may also be conveyed by the Agency to the County, and, where beneficial to the Redevelopment Area, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

**b. Employment Plan Requirements**

The Agency shall, as it determines to be appropriate, require that a proposal for a redevelopment project include an Employment Plan which includes:

- (a) A description of the existing opportunities for employment within the Redevelopment Area;
- (b) A projection of the effect that the redevelopment project will have on opportunities for employment within the Redevelopment Area; and
- (c) A description of the manner in which an employer relocating his business into the Redevelopment Area plans to employ persons living within the area of operation who are:

- (1) Economically disadvantaged;

- (2) Physically handicapped;
- (3) Members of racial minorities;
- (4) Veterans; or
- (5) Women.

During the period of development and/or participation in the Redevelopment Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Redevelopment Area is proceeding in accordance with development documents and time schedules. To ensure that the Agency is able to provide sufficient documentation, Developers will be required to make regular and detailed reports to the Agency regarding their efforts to adhere to the provisions of the Employment Plan.

**c. Disposition and Development Documents**

The Agency shall reserve powers and controls in disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is expeditiously carried out pursuant to this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and any adopted Design Guidelines and other conditions imposed by the Agency by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of Clark County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, or any other provision necessary to carry out this Plan.

**d. Development Financing by the Agency or Other Public Bodies or Entities**

The Agency may, with the consent of the Legislative Body, pay all or part of the value of the land for, and the cost of the construction of, any building, facility, structure or other improvement and the installation of any improvement which is publicly or privately owned and located within or without the redevelopment area. Before the Legislative Body may give its consent, it shall make the following findings:

- (1) The buildings, facilities, structures or other improvements are of benefit to the Redevelopment Area or the immediate neighborhood in which the Redevelopment Area is located; and
- (2) No other reasonable means of financing those buildings, facilities, structures or other improvements are available.
- (3) In reaching its determination that the buildings, facilities, structures or other improvements are of benefit to the redevelopment area or the immediate neighborhood in which the redevelopment area is located, the legislative body shall consider:
  - (a) Whether the buildings, facilities, structures, or other improvements are likely to:
    - (1) Encourage the creation of new business or other appropriate development;
    - (2) Create jobs or other business opportunities for nearby residents;
    - (3) Increase local revenues from desirable sources;
    - (4) Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located;
    - (5) Possess attributes that are unique, either as type of use or level of quality and design;
    - (6) Require for their construction, installation or operation, the use of qualified and trained labor; and

- (7) Demonstrate greater social and financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements not paid for by the Agency
- (b) The opinion of persons who reside in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.
- (c) Comparisons between the level of spending proposed by the Agency and projections, on a proforma basis by the Agency, of future revenues attributable to the buildings, facilities, structures, or other improvements.

These determinations by the Agency and the Legislative Body are final and conclusive.

If the value of the land or the cost of the construction of that building, facility, structure or other improvement, or the installation of any improvement has been, or will be, paid or provided for initially by the community or other governmental entity, the Agency may enter into a contract with that community or governmental entity under which it agrees to reimburse the community or governmental entity for all or part of the value of that land or the cost of the building, facility, structure or other improvement, or both, by single or periodic payments over a period of years. The obligation of the Agency under that contract constitutes an indebtedness of the Agency which may be payable out of taxes levied and allocated to the Agency under paragraph (b) of subsection 1 of Nevada Revised Statutes 279.676, or out of any other available money.

**e. Development Plans**

All development plans (whether public or private) shall be processed in the manner provided by applicable County codes, as they are, or as they may be, amended from time to time. All development in the Redevelopment Area must conform to County and Agency design review procedures, including any Design Guidelines adopted by the Agency or as may be amended from time to time.

## **2. Personal Property Disposition**

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

## **H. Cooperation with Public Bodies**

For the purpose of aiding and cooperating in the planning, undertaking, construction or operation of redevelopment projects located within the area in which it is authorized to act, any public body, upon the terms and with or without consideration as it determines, may:

1. Dedicate, sell, convey or lease any of its property to the Agency.
2. Cause parks, playgrounds, recreational, community, educational, water, sewer, or drainage facilities, or any other works which it is otherwise empowered to undertake, to be furnished adjacent to or in connection with a redevelopment plan.
3. Furnish, dedicate, close, pave, install, grade, regrade, vacate, plan or replan streets, roads, roadways, alleys, sidewalks or other places which it is otherwise empowered to undertake.
4. Plan or replan, zone or rezone any part of such area and make any legal exceptions from building regulations and ordinances.
5. Enter into agreements with the federal government respecting action to be taken by such public body pursuant to any of the powers granted by Nevada Revised Statutes 279.382 to 279.685, inclusive. Such agreements may extend over any period, notwithstanding any law to the contrary.
6. Purchase or legally invest in any of the bonds of the Agency and exercise all of the rights of any handler of such bonds.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Redevelopment Area. Any public body which owns or leases property in the Redevelopment Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Redevelopment Area by a public body shall be subject to Agency approval.

#### **IV. LAND USES AND DEVELOPMENT REQUIREMENTS**

##### **A. Redevelopment Area Map and Major Redevelopment Area Land Uses**

The Redevelopment Area Map attached hereto as Exhibit "A" illustrates the location of the Redevelopment Area boundaries, identifies the major streets within the Redevelopment Area, and designates the major land uses authorized within the Redevelopment Area by the County's current Comprehensive Plan. The County will from time-to-time update and revise its Comprehensive Plan and Land Use Plans and Guides. It is the intention of this Redevelopment Plan that the County's Comprehensive Plan, and the Paradise/Winchester Land Use and Development Guide, Sunrise Manor Land Use Plan, Spring Valley Land Use Plan and Whitney Land Use Plan as they currently exist or as they may from time to time be amended, and as implemented and applied by County ordinances, resolutions and other laws, be used as a guide to long range planning. However, the major and other land uses to be permitted within the Redevelopment Area shall be as provided within the County's Zoning ordinance and other development regulations. Gaming establishments cannot be developed within the Redevelopment Area, unless all necessary approvals are obtained pursuant to NRS 463.3072 through 463.3094 and the Clark County Code 30.48.240 through 30.48.270 as may be amended from time to time. Other uses may be authorized from time to time by Comprehensive Plan amendments.

The major land uses authorized within the Redevelopment Area by the Comprehensive Plan is described below.

##### **B. Major Land Uses**

Major land uses permitted within the Redevelopment Area include:

Tourist Commercial  
General Commercial  
Single Family and Multi-Family Residential

The preceding uses may be used for any of the various kinds of uses specified for or permitted within such areas by the Comprehensive Plan.

##### **C. Other Land Uses**

###### **1. Public Rights-of-Way**

Major public streets within the Redevelopment Area are shown on the Redevelopment Area Map as Exhibit "A" and are listed as follows:

1. Sahara Avenue
2. Karen Avenue

3. Boulder Highway
4. Twain Avenue
5. Maryland Parkway
6. Paradise Road
7. Las Vegas Boulevard ("the Strip")
8. Desert Inn Road
9. Riviera Boulevard
10. Circus Circus Drive
11. Sandhill Road
12. Flamingo Road
13. Spring Mountain Road
14. Rainbow Boulevard
15. Stephanie Street
16. Eastern Avenue
17. Harmon Avenue
18. Jones Boulevard
19. Camino Road
20. Claymont Street
21. Montessori Street
22. Tropicana Avenue
23. Steptoe street
24. Missouri Avenue

Additional public streets, alleys and easements may be created in the Redevelopment Area as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for proper use and/or development.

Any changes in the existing street layout shall be in accord with the

County's Comprehensive Plan, Transportation Element or other County requirements.

**2. Conforming Properties**

Without the consent of the owner, the Agency shall not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless an existing building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan. The Agency may acquire such property if the owner refuses to enter into a participation agreement or Disposition and Development Agreement or fails to redevelop the property or otherwise carry out the provisions of such agreement.

**D. Interim Uses**

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Redevelopment Area for interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable County codes.

**E. Nonconforming Uses**

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Redevelopment Area, and abatement of such uses is not required by applicable County codes.

The Agency may authorize additions, alterations, repairs or other improvements in the Redevelopment Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Redevelopment area where, in the determination of the Agency, such improvements would be compatible with surrounding Redevelopment Area uses and development and are permitted under applicable County codes.

**F. General Controls and Limitation**

All real property in the Redevelopment Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the latest effective date of the ordinances adopting this Plan, except in conformance with the provisions of this Plan.

**1. Construction**

All construction within the Redevelopment Area shall be reviewed by the Redevelopment Agency and shall comply with all applicable State and local laws in effect at the time.

**2. Limitation on the Number of Buildings**

The number of buildings in the Redevelopment Area shall not exceed the density prescribed in the Comprehensive Plan.

**3. Number of Dwelling Units**

The number of dwelling units in the Redevelopment Area shall not exceed the maximum number allowed under the densities permitted under the County's Comprehensive Plan, as implemented and applied by local codes and ordinances.

**4. Limitations on Type, Size and Height of Buildings**

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by the County's Comprehensive Plan and applicable federal, state and local statutes and ordinances.

**5. Open Spaces, Landscaping, Light, Air and Privacy**

The approximate amount of open space to be provided in the Redevelopment Area is the total of all area which will be in the public rights-of-way, the public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Redevelopment Area to ensure optimum use of living plant material.

In all areas, sufficient space shall be maintained between buildings to comply with County building ordinances and to provide adequate light, air and privacy.

**6. Signs**

All signs shall comply with County codes and ordinances. Design of all new signs shall be submitted to the County for review and approval prior to installation.

**7. Utilities**

The Agency shall require that all utility placement be governed according to the prevailing Clark County codes and regulations.

**8. Incompatible Uses**

No use or structure which, in the Agency's opinion would, by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors, be incompatible with the surrounding areas or structures shall be permitted in any part of the Redevelopment Area and as further defined in Title 30 of the Clark County code.

**9. Public, Semi-public, Institutional and Non-profit uses**

The intent of this Redevelopment Plan is to maintain the amount of property currently being used for public purposes. However, in any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved and as permitted under the Comprehensive Plan. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in the Redevelopment Area.

## **10. Other Covenants, Conditions and Restrictions**

The Agency is authorized to permit minor variations from the limits, restrictions and controls established by this Plan. In order to permit any such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and control;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area;
- d. Permitting a variation will not be contrary to the objectives of the Plan; and
- e. The Agency will ensure that any deviation will not impair the purpose of this Plan, the Zoning, district or any applicable zoning regulations.

### **G. Design Guidelines**

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, set back requirements, design and sign criteria, traffic circulation, traffic access, parking, and other development and design controls necessary for proper development and use of both private and public areas within the Redevelopment Area. These may be established by the approval of specific developments, by the adoption of general restrictions and controls, by resolution of the Agency, or by the adoption of one or more Design Guidelines pursuant to this Section.

### **H. Building Permits**

No permit shall be issued for the construction of any new building or any addition, construction, moving, conversion or alteration to an existing building in the Redevelopment Area from the date of effectiveness of the ordinance approving this Plan until the application for such permit has been reviewed by the Agency. Any permit that is issued hereunder must be in conformance with the provisions of this Plan, any Design Guidelines adopted by the Agency, any restrictions for controls established by

resolution of the Agency, and any applicable participation or other agreement.

The County may request that the Agency comment on an application for a building permit in order to determine whether the application conforms to the requirements of this Plan. Agency review will be advisory only and will not control the County's approval or disapproval of an applicant.

**I. Nondiscrimination and Non-segregation**

There shall be no discrimination or segregation based on race, color, sex, age, creed, religion, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Redevelopment Area.

**V. METHOD OF FINANCING THE AREA**

**A. Description of the Proposed Financing Method**

The Agency is authorized to finance activities in the Redevelopment Area with tax increment funds; interest income; Agency bonds, donations; loans from private financial institutions; the lease or sale of Agency owned property; owner participant or developer loans; participation in development; or with financial assistance from Clark County, the State of Nevada, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of the Redevelopment Area may be provided by the County or any other available source, public or private, until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from other sources. The County, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

Tax increment financing, as authorized by this Plan, is intended as the primary source of financing in combination with other sources of financing that may be available for specific activities in the Redevelopment Area.

The Agency is authorized to finance this Plan by all means permitted by law. The analysis and description of the proposed method of financing the Redevelopment Plan is contained in the Agency's Report to the Board of County Commissioners. The analysis provides sufficient detail to determine the economic feasibility of this Plan.

**B. Tax Increment Funds**

All taxes levied upon taxable property within the Redevelopment Area each year, by or for the benefit of the State of Nevada, the County of Clark, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Area as shown upon the assessment roll used in connection with the taxation of the property by the taxing agency, last equalized before the effective date of the ordinance, must be allocated to and when collected must be paid into the funds of the respective taxing agencies as taxes by or for such taxing agencies on all other property are paid. To allocate taxes levied by or for any taxing agency or agencies which did not include the territory in the Redevelopment Area on the effective date of the ordinance but to which the territory has been annexed or otherwise included after the effective date, the assessment roll of the County last equalized on the effective date of the ordinance must be used in determining the assessed valuation of the taxable property in the Redevelopment Area on the effective date. If property which was shown on the assessment roll used to determine the amount of taxes allocated to the taxing agencies is transferred to the state and becomes exempt from taxation, the assessed valuation of the exempt property as shown on that assessment roll must be subtracted from the assessed valuation used to determine the amount of revenue allocated to the taxing agencies.
2. Except as otherwise provided in paragraphs 3 and 4 and NRS 540A.265, that portion of the levied taxes each year in excess of the amount set forth in paragraph 1 must be allocated to and when collected must be paid into a special fund of the Redevelopment Agency to pay the costs of redevelopment, and other costs such as administrative, engineering, legal etc., and to pay the principal of and interest on loans, money advanced to, or indebtedness, whether funded, refunded, assumed, or otherwise, incurred by the Redevelopment Agency to finance or refinance, in whole or in part, redevelopment. Unless the total assessed valuation of the taxable property in the Redevelopment Area exceeds the total assessed valuation of the taxable property in the Redevelopment Area shown on the last equalized assessment roll referred to in paragraph 1, all of the taxes levied and collected upon the taxable property in the Redevelopment Area must be paid into the funds of the respective taxing agencies. When the Redevelopment Plan is terminated and all loans, advances and indebtedness, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Redevelopment Area must be paid into the

funds of the respective taxing agencies as taxes on all other property are paid.

3. That portion of the taxes in excess of the amount set forth in paragraph (1) that is attributable to a tax rate levied by a taxing agency to produce revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness that was approved by the voters of the taxing agency on or after November 5, 1996, must be allocated to, and when collected must be paid into the appropriate fund of the taxing agency.
4. That portion of the taxes in excess of the amount set forth in paragraph (1) that is attributable to a new or increased tax rate levied by a taxing agency and was approved by the voters of the taxing agency on or after November 5, 1996 must be allocated to, and when collected must be paid into the appropriate fund of the taxing agency.

Except as otherwise provided, in any fiscal year, the total revenue paid to the Redevelopment Agency must not exceed an amount equal to the combined tax rates of the taxing agencies for that fiscal year multiplied by 10 percent (10%) of the total assessed valuation of the County.

If a Redevelopment Agency has more than one Redevelopment Area the combined revenue paid cannot exceed 10% of the total assessed value of the County. Any revenue which would be allocated to the Redevelopment Agency but for the provisions of this section must be paid into the funds of the respective taxing agencies.

The assessment roll last equalized before the effective date of the ordinance approving the Redevelopment Plan or any ordinance amending the Redevelopment Plan is the assessment roll in existence on March 15<sup>th</sup> immediately preceding the effective date of the ordinance.

This section shall be construed to fully implement the provisions of the Community Redevelopment Law Section 279.676.

### **C. Agency Bonds**

The Agency is authorized to issue bonds from time to time by resolution, if it deems it appropriate to do so, for any of its corporate purposes in order to finance all or any part of activities in the Redevelopment Area.

Neither the members of the Agency, Agency staff, nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the County, the state or any of its political subdivisions and neither the County, the state nor any of its political subdivisions is liable on them, nor

in any event shall the bonds or obligations shall so state on their face. The bonds do not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

**D. Time Limit on Issuing Securities or Establishment of Indebtedness**

Securities must not be issued and no indebtedness may be incurred in any other manner, by or on behalf of the Agency to finance, in whole or in part, the Redevelopment Plan beyond 20 years or as amended or extended by NRS after the date on which the Redevelopment Plan is adopted, except that the Agency may enter into leases or incur indebtedness at any time before the termination of the Redevelopment Plan if the leases are terminated and the indebtedness is fully repaid no later than the termination of the Redevelopment Plan.. The maturity date of any securities which are refunded must not extend beyond the date of termination of the Redevelopment Plan.

Any securities issued by or on behalf of the Agency to finance, in whole or in part, redevelopment pursuant to NRS 279.620 to 279.626, inclusive, and 279.634 to 279.672, inclusive, must mature and be fully paid, including any interest thereon, before the termination of the Redevelopment Plan.

**E. Other Loans and Grants**

Any other loans, grants, guarantees, or financial assistance from the United States, the State of Nevada, or any other public or private source will be utilized if available as appropriate in carrying out activities in the Redevelopment Area. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes in accordance with NRS 279.470, 279.472 and other applicable provisions of the Community Redevelopment Law.

**VI. ACTIONS BY THE COUNTY**

The County may aid and cooperate with the Agency in carrying out this Plan and may take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the County may include, but are not limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, in the Redevelopment Area. Such action by the County shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs;

2. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned utilities within or affecting the Redevelopment Area;
3. Revision or adoption of the County zoning ordinance(s), specific plan(s), or the Comprehensive Plan Land Use Guidelines as appropriate within the Redevelopment Area to permit the land uses and development authorized by, or necessary or desired, to carry out this Plan;
4. Imposition wherever necessary (by covenants or restrictions, conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Redevelopment Area to ensure their proper development and use;
5. Execution of statutory development agreements where necessary and appropriate to facilitate developments approved by the Agency;
6. Provisions for administrative enforcement of this Plan by the County, as appropriate, after development;
7. Performance of the above actions, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Redevelopment Area to be commenced and carried to completion without unnecessary delays;
8. Provisions of services and facilities by the various officials, offices and departments of the County for the Agency's purposes under this Plan;
9. Provision of financial assistance in accordance with this Plan or as authorized by law; and/or
10. The undertaking and completing of any other proceedings necessary to carry out activities in the Redevelopment Area.

The foregoing actions to be taken by the County may involve financial outlays by the County, but do not constitute a commitment to make such outlays.

## **VII. ENFORCEMENT**

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the County.

Without limitation on the powers conferred on the County or Agency by statute or law, the provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the County. Such remedies may include, but are not limited to, specific

performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Redevelopment Area may be enforced by such owners.

## **VIII. DURATION OF THIS PLAN**

The provisions of this Plan and any amendments hereto shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for thirty (30) years after the date on which this Plan is adopted. This Plan and any amendments hereto will terminate thirty (30) years after the date on which this Plan is adopted or as extended by permission of law.

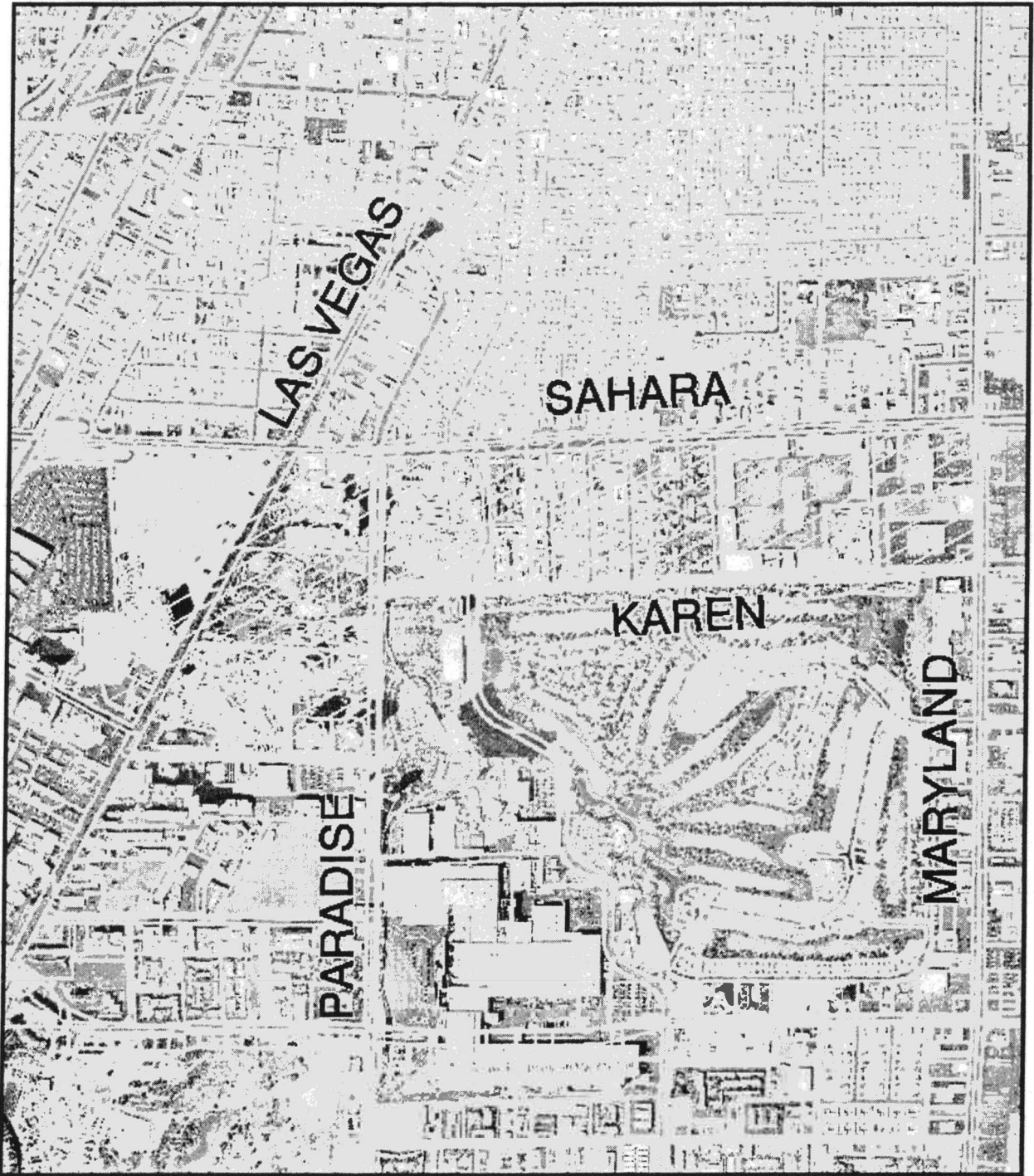
## **IX. PROCEDURE FOR AMENDMENT**

This plan may be amended by means of the procedure established in the Community Redevelopment Law, or by any other procedure established by law in accordance with NRS 279.608, 279.462 and 279.439. Amendment is not required to correct clerical errors or to update this plan to conform to changes in state law.

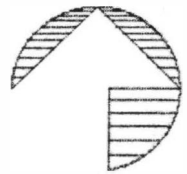
## **X. SEVERABILITY**

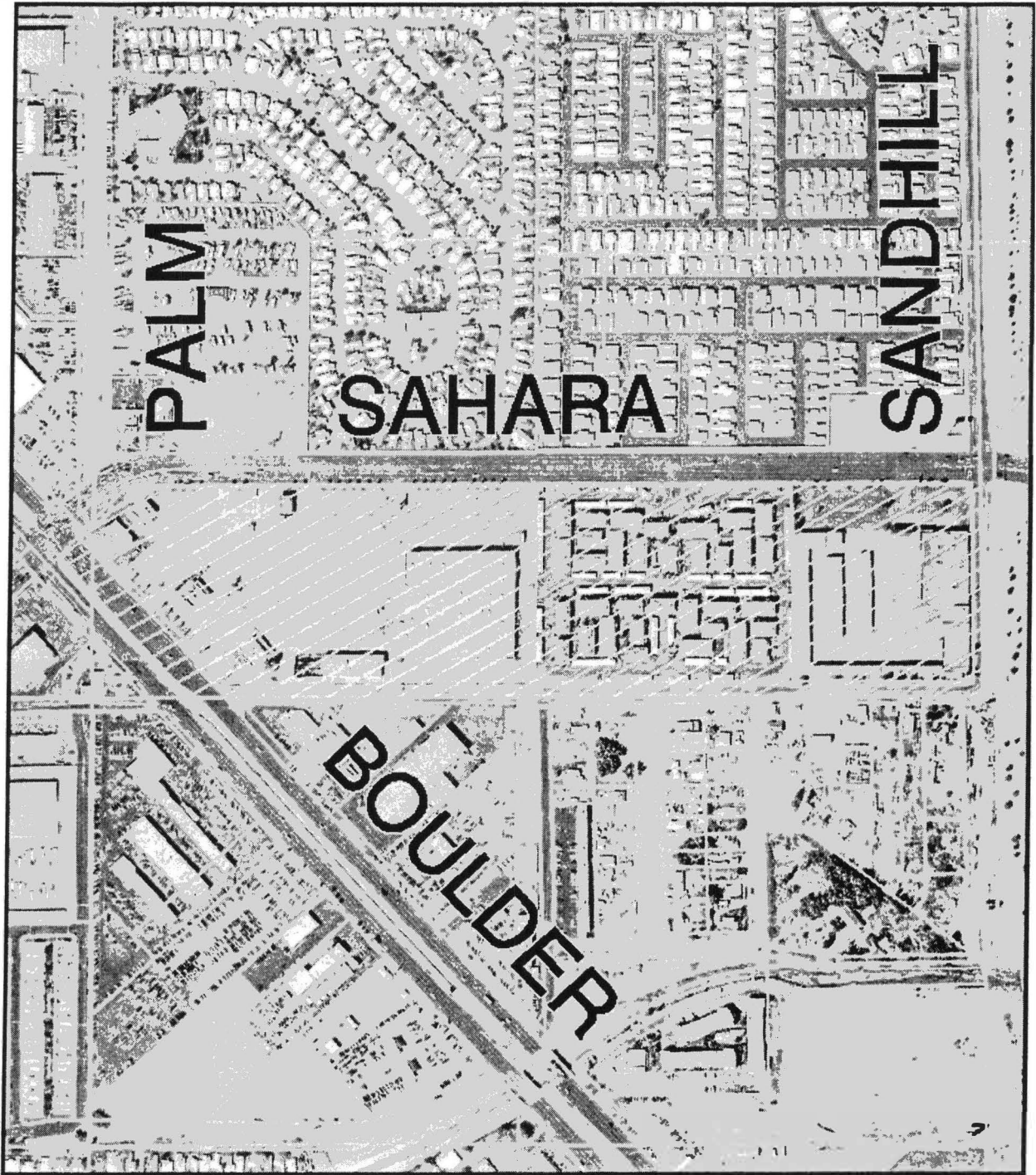
If any provision, section, subsection, subdivision, sentence, clause or phrase of this Plan is for any reason held to be invalid, unenforceable, or unconstitutional, such decision shall not affect the validity and effectiveness of the remaining portion or portions of the Plan. In the event that any portion of the Redevelopment Area shall be determined to have been invalidly or incorrectly included in the Redevelopment Area that is the subject of this Plan, such portion of the Redevelopment Area shall be deemed severable from the remainder of the Redevelopment Area and the remainder of the Redevelopment Area shall remain fully subject to the provisions of this Plan.

**EXHIBIT A**  
**REDEVELOPMENT AREA MAPS**

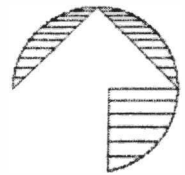


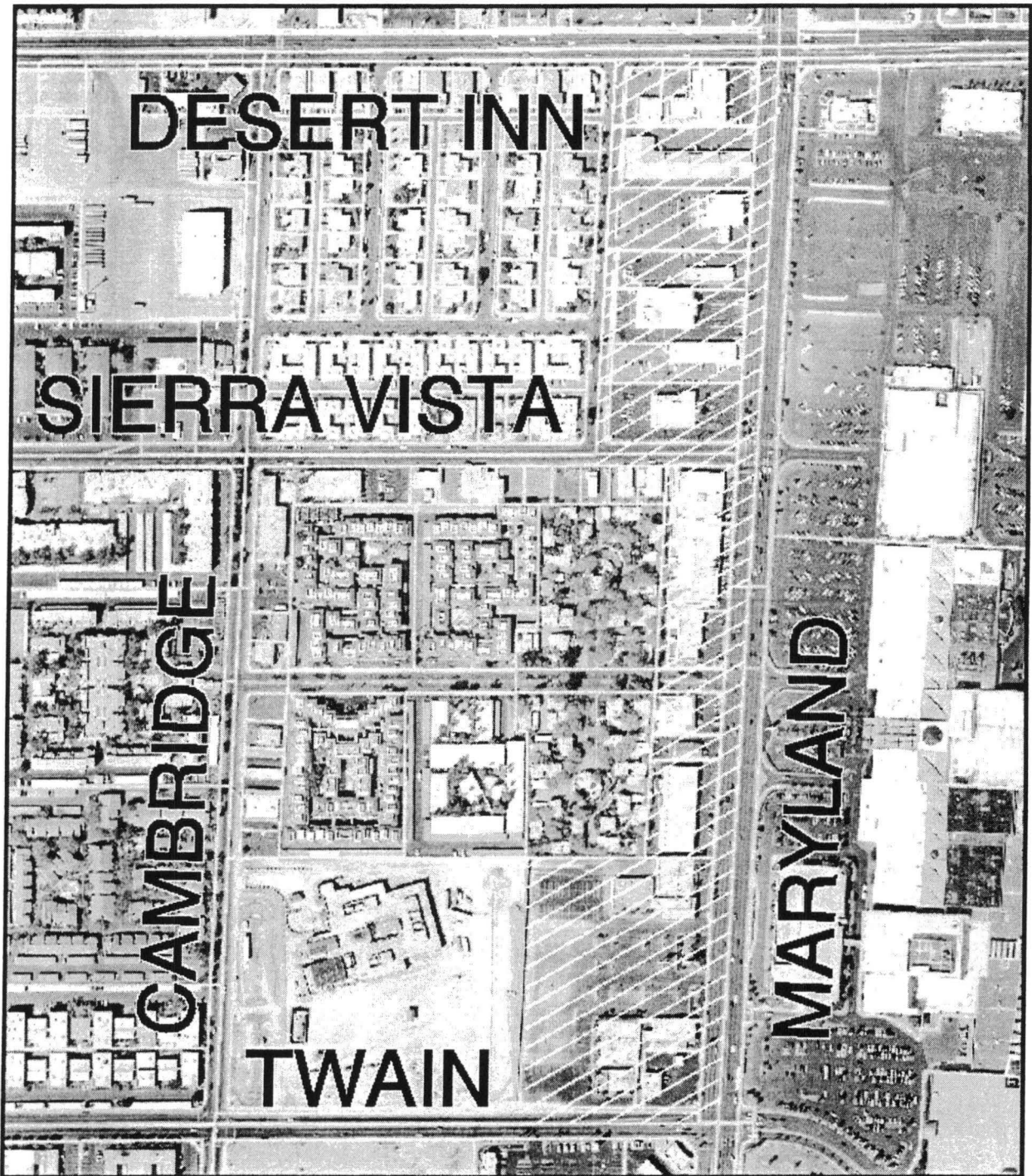
## 1 - Maryland/Sahara Area



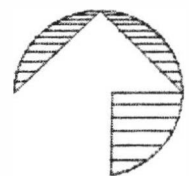


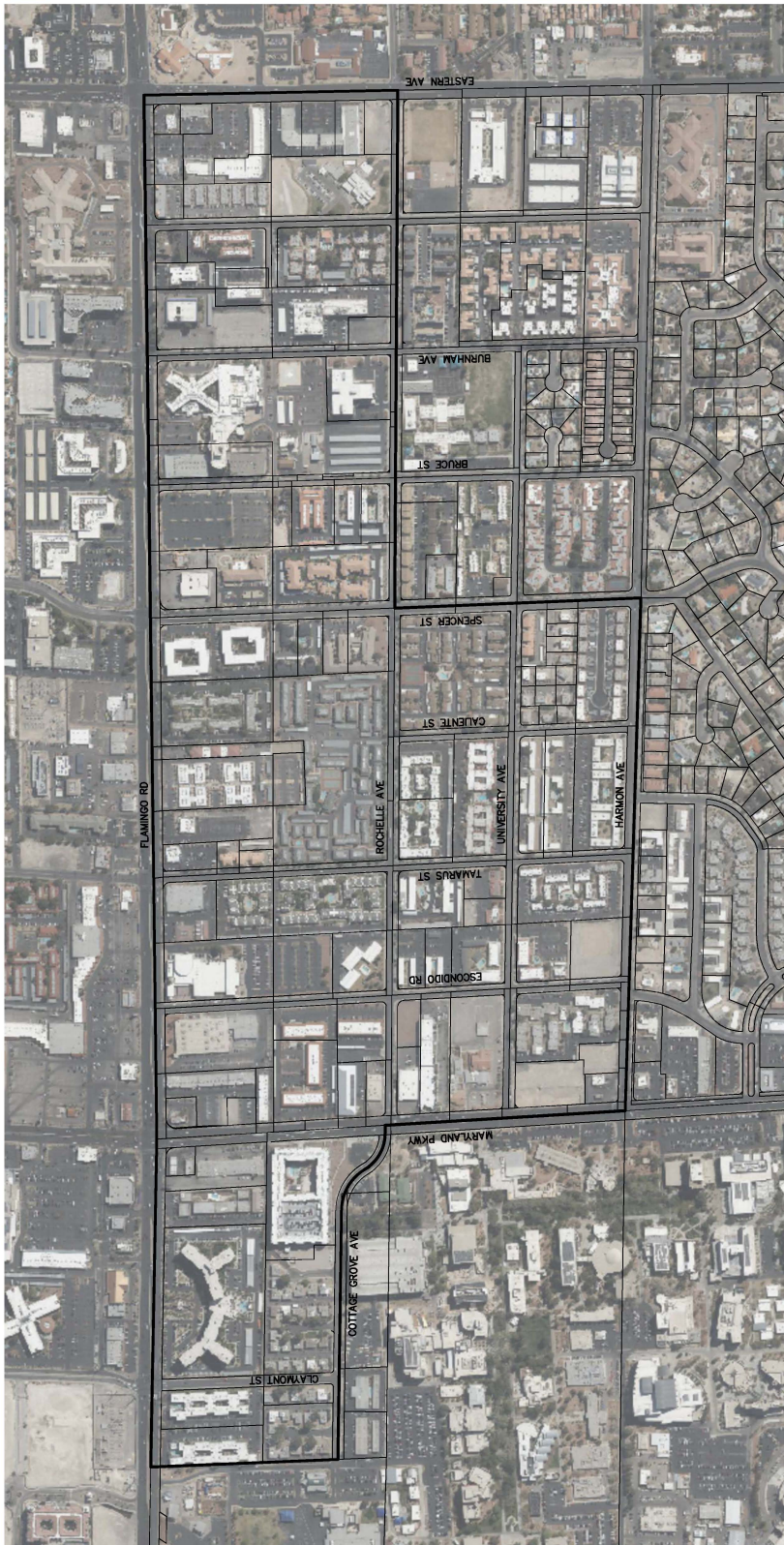
## 2 - Boulder Highway/Sahara Area



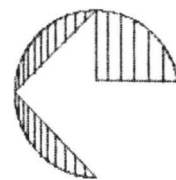


### 3 - Maryland/Twain Area



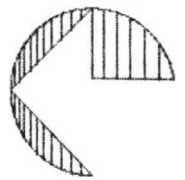


## 4 - Maryland/Flamingo Area



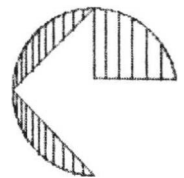


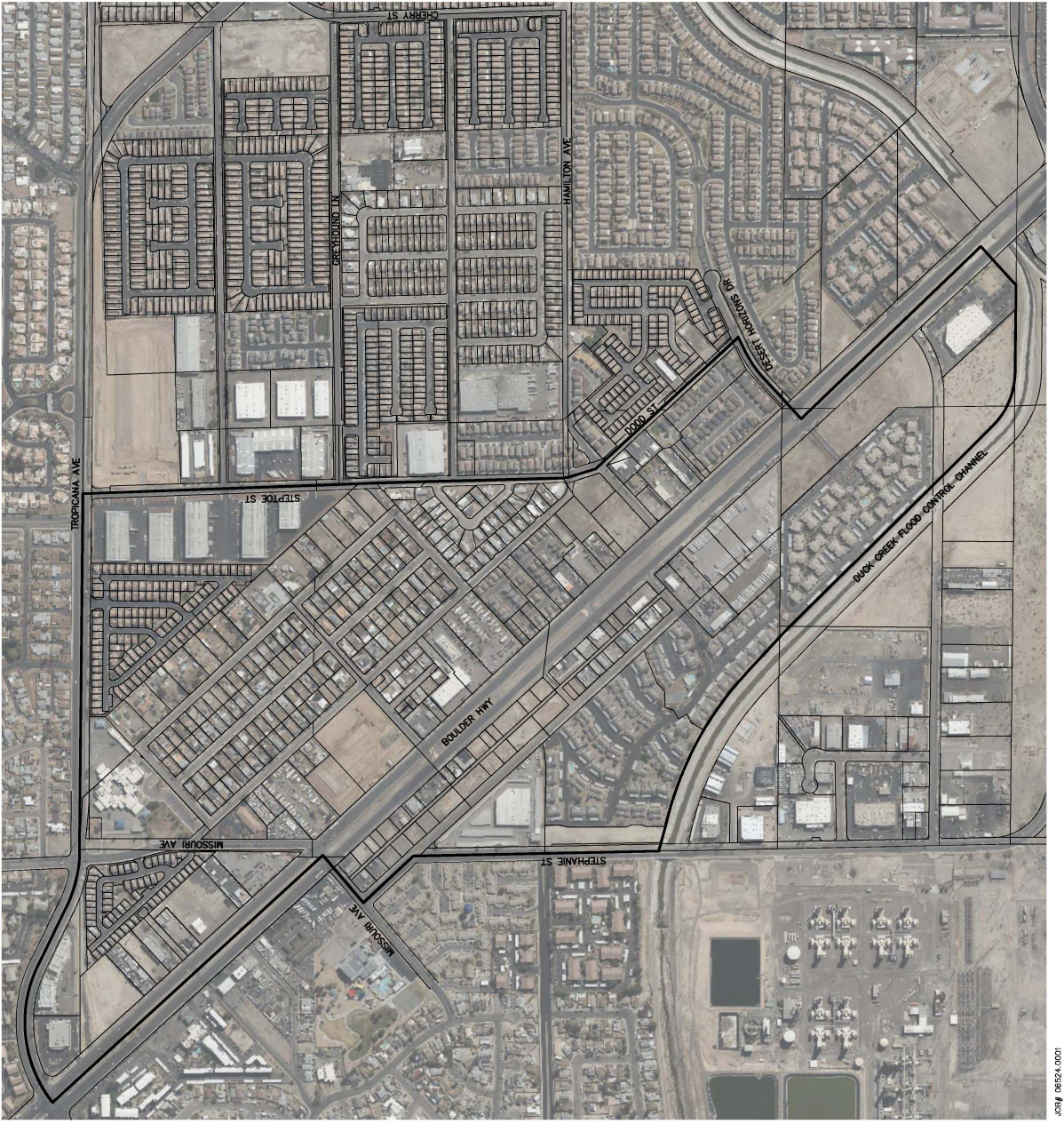
## 5 - Desert Inn/Decatur Area



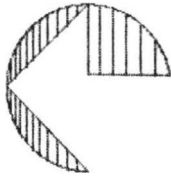


## 6 - Spring Mountain/Rainbow Area





# 7 - Stephanie/Boulder Highway Area



**EXHIBIT B**

**LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA**



# EXHIBIT B

## LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA

### EXHIBIT MAP

DELINEATING THE LIMITS OF THE  
CLARK COUNTY REDEVELOPMENT DISTRICT  
NOVEMBER 3, 2003

#### SURVEYOR'S CERTIFICATE

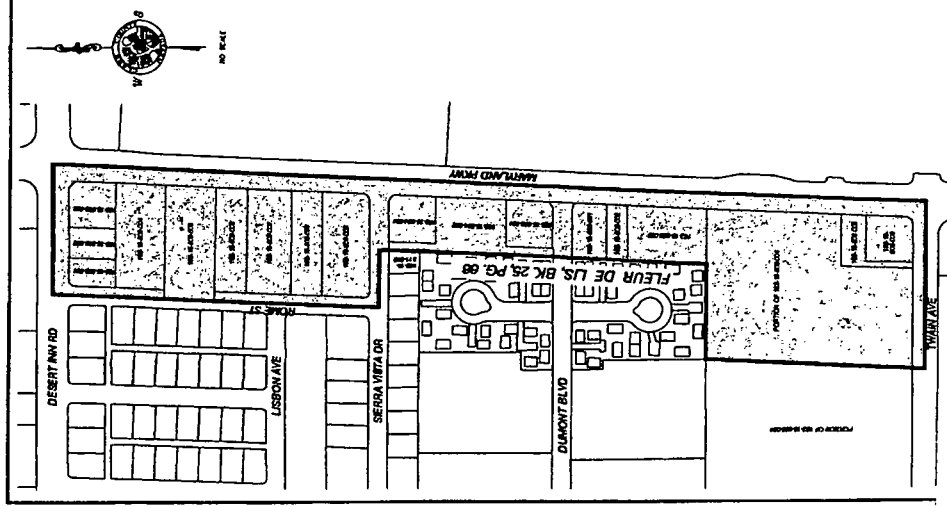
THIS IS TO CERTIFY THAT THIS MAP, PREPARED UNDER MY DIRECT SUPERVISION,  
CORRECTLY DELINEATES THE AREA INCLUDED WITHIN THE CLARK COUNTY  
REDEVELOPMENT DISTRICT BOUNDARY.



BRETT N. LANE, P.L.S.  
CLARK COUNTY SURVEYOR  
1675 W. CENTRAL BLVD., #101  
LAS VEGAS, NV 89102

#### COUNTY SURVEYOR'S NOTE

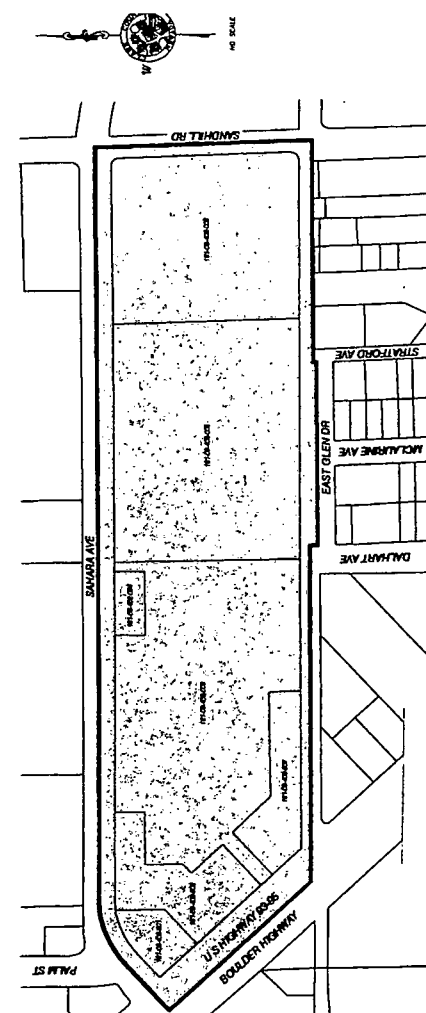
THE LIMITS OF THIS REDEVELOPMENT DISTRICT EXTEND TO THE CENTERLINES OF  
THE RESPECTIVE ADJACENT STREETS AS SHOWN HEREON.



### AREA 3: MARYLAND / TWIN

#### LEGAL DESCRIPTION

THOSE PORTIONS OF THE NORTHEAST ONE (1/4) OF SECTION 15, TOWNSHIP 21 SOUTH,  
RANGE 12 EAST, M.O.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:  
THOSE CERTAIN PARCELS OF LAND BOUNDED ON THE NORTH BY CLEST AVE,  
AND ON THE EAST BY MARYLAND PARKWAY, ON THE SOUTH BY SIERRA VISTA DRIVE,  
AND ON THE WEST BY PINE STREET.  
TOGETHER WITH ALL OF THOSE CERTAIN PARCELS OF LAND BOUNDED ON THE NORTH BY  
SIERRA VISTA DRIVE, ON THE SOUTH LINE OF THE FLEUR DE U.S. SUBDIVISION AS  
SHOWN ON PLAT BOOK 25, PAGE 08 OF THE CLERK OF U.S. DISTRICT COURT,  
CLARK COUNTY, NEVADA, ON THE EAST BY MARYLAND PARKWAY, ON THE SOUTH BY  
THE EAST LINE OF LOT 4, BLOCK 2 OF PLAT BOOK 5, PAGE 71 ON FILE IN THE OFFICIAL  
RECORDS OF THE CLARK COUNTY RECORDER, NEVADA (APN 182-15-511-010);  
THE EAST LINE OF THE WEST 750 FEET OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED  
IN THE OFFICIAL RECORDS OF THE CLARK COUNTY RECORDER, NEVADA  
CLARK COUNTY RECORDER, NEVADA (APN 182-15-603-004).



### AREA 2: BOULDER HIGHWAY / SAHARA

#### LEGAL DESCRIPTION

THOSE PORTIONS OF THE SOUTHWEST QUARTER (1/4) OF SECTION 4, TOWNSHIP 21 SOUTH,  
RANGE 12 EAST, M.O.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:  
ALL OF THOSE CERTAIN PARCELS OF LAND BOUNDED ON THE NORTH BY SAHARA AVENUE, ON  
THE EAST BY SMOUL ROAD, ON THE SOUTH BY EAST GLEN DRIVE, AND ON THE SOUTHWEST  
BY BOULDER HIGHWAY (AS SHOWN BY PL. 25-5).

#### LEGEND

CLARK COUNTY REDEVELOPMENT DISTRICT  
ASSESSOR'S PARCEL NUMBER  
(AT THE DATE OF THIS RECORDING)

SHEET OF 2

No. \_\_\_\_\_  
FILED AT THE REQUEST OF  
CLARK COUNTY

DATE: \_\_\_\_\_ PAGE: \_\_\_\_\_

THE  
OFFICIAL RECORDS BOOK  
No. \_\_\_\_\_ OF  
CLARK COUNTY, NEVADA, RECORDS  
JUDITH A. WANDER, RECORDER  
JULY 1, 2003

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE OBTAINED  
FROM THE CLARK COUNTY RECORDER'S OFFICE.  
CLARK COUNTY RECORDER, NEVADA, P.O. BOX 218, LAS VEGAS, NV 89102

# EXHIBIT B LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA



## EXHIBIT MAP DELINEATING THE LIMITS OF THE CLARK COUNTY REDEVELOPMENT DISTRICT



### AREA 4: MARYLAND / FLAMINGO

#### LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:

ON THE NORTH BY FLAMINGO ROAD ON THE EAST BY MARYLAND PARKWAY ON THE WEST BY MARYLAND PARKWAY, THE WEST BOUNDARY LINE OF THAT PARCEL CONVEYED TO FLAMINGO, LLC BY GRANT, BARGAIN, SALE DEED RECORDED AUGUST 6, 2020 AS INSTRUMENT NO. 20200866008946, CLARK COUNTY OFFICIAL RECORDS.

TOGETHER WITH

THE NORTHWEST QUARTER (NW 1/4) AND THE NORTH HALF (N 1/2) OF THE EAST HALF (E 1/2) OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:

ON THE NORTH BY FLAMINGO ROADS, ON THE EAST BY EASTERN PARKWAYS, ON THE SOUTH BY ROCHELLE AVENUE, SPENCER STREET AND HARMONY AVENUE, AND ON THE WEST BY MARYLAND PARKWAY.

#### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP, PREPARED UNDER MY DIRECT SUPERVISION CORRECTLY DELINEATES THE AREA INCLUDED IN THE CLARK COUNTY REDEVELOPMENT DISTRICT BOUNDARY.



ROBERT J. TULLY  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 77449

#### SURVEYOR'S NOTE

THE LIMITS OF THIS REDEVELOPMENT DISTRICT EXTEND TO THE CENTERLINES OF THE RESPECTIVE ABUTTING STREETS AS SHOWN HEREON.

#### LEGEND



CLARK COUNTY REDEVELOPMENT DISTRICT

#### COUNTY RECORDER'S NOTE:

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX, N.E.S. 278.9893

**EXHIBIT MAP**  
DELINEATING THE LIMITS OF THE  
CLARK COUNTY REDEVELOPMENT DISTRICT

**Tri-Core**  
SURVEYING  
CONSTRUCTION SURVEYS • ENGINEERING SURVEYS • RESIDENTIAL SURVEYS • MAPPING  
6723 N. CAMPBELL (702) 967-1204 • LAS VEGAS, NV 89149  
WWW.TRICORESURVEYING.COM

BOOK NO. \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_  
FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_  
FILE \_\_\_\_\_  
CLARK COUNTY, NEVADA RECORDS  
DEBBIE CONWAY, RECORDER  
FEE \$ \_\_\_\_\_  
PAGE # \_\_\_\_\_  
OF \_\_\_\_\_ PLATS  
DEFUTY \_\_\_\_\_



# EXHIBIT B LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA

## EXHIBIT MAP DELINEATING THE LIMITS OF THE CLARK COUNTY REDEVELOPMENT DISTRICT



**AREA 6: SPRING MOUNTAIN / RAINBOW**  
**LEGAL DESCRIPTION**

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4); THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4); AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 80 EAST, N.D.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:

ON THE NORTH BY DESERT INN ROAD; ON THE EAST BY RAINBOW BOULEVARD; ON THE SOUTH BY SPRING MOUNTAIN ROAD AND ON THE WEST BY MONTESOURI STREET, KING SOLOMONS COURT, AND ROSANNA STREET.

TOGETHER WITH:

1. A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 80 EAST, N.D.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:

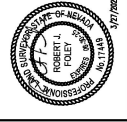
ON THE NORTH BY THE SOUTH BOUNDARY LINE OF THE "MILA BONITA ESTATES UNIT No.3" SUBDIVISION AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY CLERK'S OFFICE; ON THE EAST BY THE BOUNDARY LINE OF THE "MILA BONITA ESTATES UNIT No.3" SUBDIVISION AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 22 PAGE 10; ON THE SOUTH BY SPRING MOUNTAIN ROAD AND ON THE WEST BY RAINBOW BOULEVARD.

**SURVEYOR'S NOTE**

THE LIMITS OF THIS REDEVELOPMENT DISTRICT EXTEND TO THE CENTERLINES OF THE RESPECTIVE ADJUTING STREETS AS SHOWN HEREON.

**LEGEND**

CLARK COUNTY REDEVELOPMENT DISTRICT



# EXHIBIT B LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA

## EXHIBIT MAP DELINATING THE LIMITS OF THE CLARK COUNTY REDEVELOPMENT DISTRICT



### AREA 7: STEPHANIE / BOULDER LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:  
ON THE NORTH BY TROPICANA AVENUE, ON THE SOUTH BY THE SOUTH LINE OF SAID SECTION 21 AND ON THE WEST BY BOULDER HIGHWAY;  
TOGETHER WITH:

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:  
ON THE NORTH BY THE NORTH LINE OF SAID SECTION 28, ON THE EAST BY MISSOURI AVENUE, AND ON THE WEST BY BOULDER HIGHWAY;  
TOGETHER WITH:

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, BOUNDED BY BOULDER HIGHWAY ON THE EAST BY SAID SECTION 28, ON THE WEST BY MISSOURI AVENUE, AND ON THE NORTHWEST BY CLARK STREET; AND ON THE NORTHWEST BY MISSOURI AVENUE;  
TOGETHER WITH:

ON THE NORTH BY TROPICANA AVENUE, ON THE EAST BY STEPIE STREET, DODD STREET, AND THE EASTING FLOOD CHANNEL AND ON THE WEST BY STEPHANIE STREET;  
TOGETHER WITH:

PORTIONS OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTH HALF (S 1/2) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:

**LEGEND**



CLARK COUNTY REDEVELOPMENT DISTRICT

### SURVEYOR'S NOTE

THE LIMITS OF THIS REDEVELOPMENT DISTRICT EXTEND TO THE CENTERLINES OF THE RESPECTIVE ADJUTING STREETS AS SHOWN HEREON.



**EXHIBIT B**

**EXHIBIT MAP**  
DELINEATING THE LIMITS OF THE  
CLARK COUNTY REDEVELOPMENT DISTRICT



**AREA 4: MARYLAND / FLAMINGO**

**LEGAL DESCRIPTION**

A PORTION OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:

ON THE NORTH BY FLAMINGO ROAD ON THE EAST BY MARYLAND PARKWAY ON THE WEST BY THE UNIVERSITY PARK APARTMENTS, SUBDIVISION AS SHOWN BY MAP THEREOF AND BY THE WEST BOUNDARY LINE OF THAT PARCEL CONVEYED TO UPT-459 FLAMINGO, LLC BY GRANT, BARGAIN, SALE DEED RECORDED AUGUST 6, 2020 AS INSTRUMENT NO.202008661001946, CLARK COUNTY OFFICIAL RECORDS.

TOGETHER WITH

THE NORTHWEST QUARTER (NW 1/4) AND THE NORTH HALF (N 1/2) OF THE EAST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:

ON THE NORTH BY FLAMINGO ROAD, ON THE EAST BY EASTERN PARKWAY, ON THE SOUTH BY ROCHELLE AVENUE, SPENCER STREET AND HARMON AVENUE, AND ON THE WEST BY MARYLAND PARKWAY.

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THIS MAP, PREPARED UNDER MY DIRECT SUPERVISION CORRECTLY DELINEATES THE AREA INCLUDED IN THE CLARK COUNTY REDEVELOPMENT DISTRICT BOUNDARY.



**SURVEYOR'S NOTE**

THE LIMITS OF THIS REDEVELOPMENT DISTRICT EXTEND TO THE CENTERLINES OF THE RESPECTIVE ABUTTING STREETS AS SHOWN HEREON.

**LEGEND**

CLARK COUNTY REDEVELOPMENT DISTRICT

**COUNTY RECORDER'S NOTE:**

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX, N.E.S. 278.9895

**EXHIBIT MAP**  
DELINEATING THE LIMITS OF THE  
CLARK COUNTY REDEVELOPMENT DISTRICT

**Tri-Core**  
SURVEYING  
CONSTRUCTION SURVEYS • TOPOGRAPHIC SURVEYS • RESIDENTIAL SURVEYS • MAPPING  
6723 N. CAMPBELL (702) 891-1204 • LAS VEGAS, NV 89149  
WWW.TRICORESURVEYING.COM

BOOK NO. \_\_\_\_\_ INSTRUMENT NO. \_\_\_\_\_  
FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ AT \_\_\_\_\_  
FILE \_\_\_\_\_ PAGE \_\_\_\_\_  
CLARK COUNTY, NEVADA RECORDS  
DEBBIE CONWAY, RECORDER  
FEE \$ \_\_\_\_\_ DEPUTY \_\_\_\_\_

**EXHIBIT C**



**EXHIBIT MAP**  
 DELINEATING THE LIMITS OF THE  
 CLARK COUNTY REDEVELOPMENT DISTRICT



**AREA 5: DESERT INN/DECATUR**

**LEGAL DESCRIPTION**

PORTIONS OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 69 EAST, M.D.M., CLARK COUNTY, NEVADA, AS FOLLOWS:  
 ON THE NORTH BY DESERT INN ROAD; ON THE EAST BY JONES BOULEVARD; ON THE SOUTH BY SPRING MOUNTAIN ROAD AND ON THE WEST BY EL CAMINO ROAD;

TOGETHER WITH:

PORTIONS OF THE NORTH HALF (N 1/2) OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 69 EAST, M.D.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:  
 ON THE NORTH BY DESERT INN ROAD; ON THE EAST BY JONES BOULEVARD; ON THE SOUTH BY TWIN AVENUE AND ON THE WEST BY JONES BOULEVARD;

TOGETHER WITH:

PORTIONS OF THE NORTH HALF (N 1/2) OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:  
 ON THE NORTH BY DESERT INN ROAD; ON THE EAST BY VALLEY VIEW BOULEVARD; ON THE SOUTH BY TWIN AVENUE AND ON THE WEST BY DECATUR BOULEVARD;

TOGETHER WITH:

A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:  
 ON THE NORTH BY DESERT INN ROAD; ON THE EAST BY SPRING OAKS BOULEVARD; ON THE SOUTH BY TWIN AVENUE AND ON THE WEST BY DECATUR BOULEVARD;  
 AS SHOWN ON THE FINAL MAP OF LOT 'D' OF SPRING OAKS PLATS, PARCEL 2, AS SHOWN ON BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 401 PAGE 16 OF PARCEL MAPS AND LOTS 1 AND 2, AS SHOWN ON THE CLARK COUNTY RECORDER'S OFFICE IN FILE 101, PAGE 78 OF PARCEL MAPS;

TOGETHER WITH:

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:  
 ON THE NORTH BY DESERT INN ROAD; ON THE EAST BY INTERSTATE ROUTE 15; ON THE SOUTH BY TWIN AVENUE AND ON THE WEST BY VALLEY VIEW BOULEVARD;  
 OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 17 AND WYAND BOULEVARD, ON THE WEST BY VALLEY VIEW BOULEVARD.

**SURVEYOR'S NOTE**

THE LIMITS OF THE REDEVELOPMENT DISTRICT EXTEND TO THE CENTERLINES OF THE RESPECTIVE ADJUTING STREETS AS SHOWN HEREON.

**LEGEND**

CLARK COUNTY REDEVELOPMENT DISTRICT



**EXHIBIT D**

**EXHIBIT MAP**  
 DELINEATING THE LIMITS OF THE  
 CLARK COUNTY REDEVELOPMENT DISTRICT



**AREA 6: SPRING MOUNTAIN / RAINBOW**  
**LEGAL DESCRIPTION**

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4); THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4); THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4); THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4); THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 80 EAST, N.M.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:  
 ON THE NORTH BY DESERT INN ROAD; ON THE EAST BY RAINBOW BOULEVARD; ON THE SOUTH BY SPRING MOUNTAIN ROAD AND ON THE WEST BY MONTESOURI STREET, KING SOLOMONS COURT, AND ROSANNA STREET,  
 TOGETHER WITH  
 A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) SECTION, TOWNSHIP 21 SOUTH, RANGE 80 EAST, N.M.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:  
 ON THE NORTH BY THE SOUTH BOUNDARY LINE OF THE "MILA BONITA ESTATES UNIT No.3" SUBDIVISION AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY CLERK'S OFFICE; ON THE EAST BY THE SOUTHWEST CORNER OF THE "MILA BONITA ESTATES UNIT No.3" SUBDIVISION AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY CLERK'S OFFICE; ON THE SOUTH BY SPRING MOUNTAIN ROAD AND ON THE WEST BY RAINBOW BOULEVARD.

**SURVEYOR'S NOTE**

THE LIMITS OF THIS REDEVELOPMENT DISTRICT EXTEND TO THE CENTERLINES OF THE RESPECTIVE ADJUTING STREETS AS SHOWN HEREON.

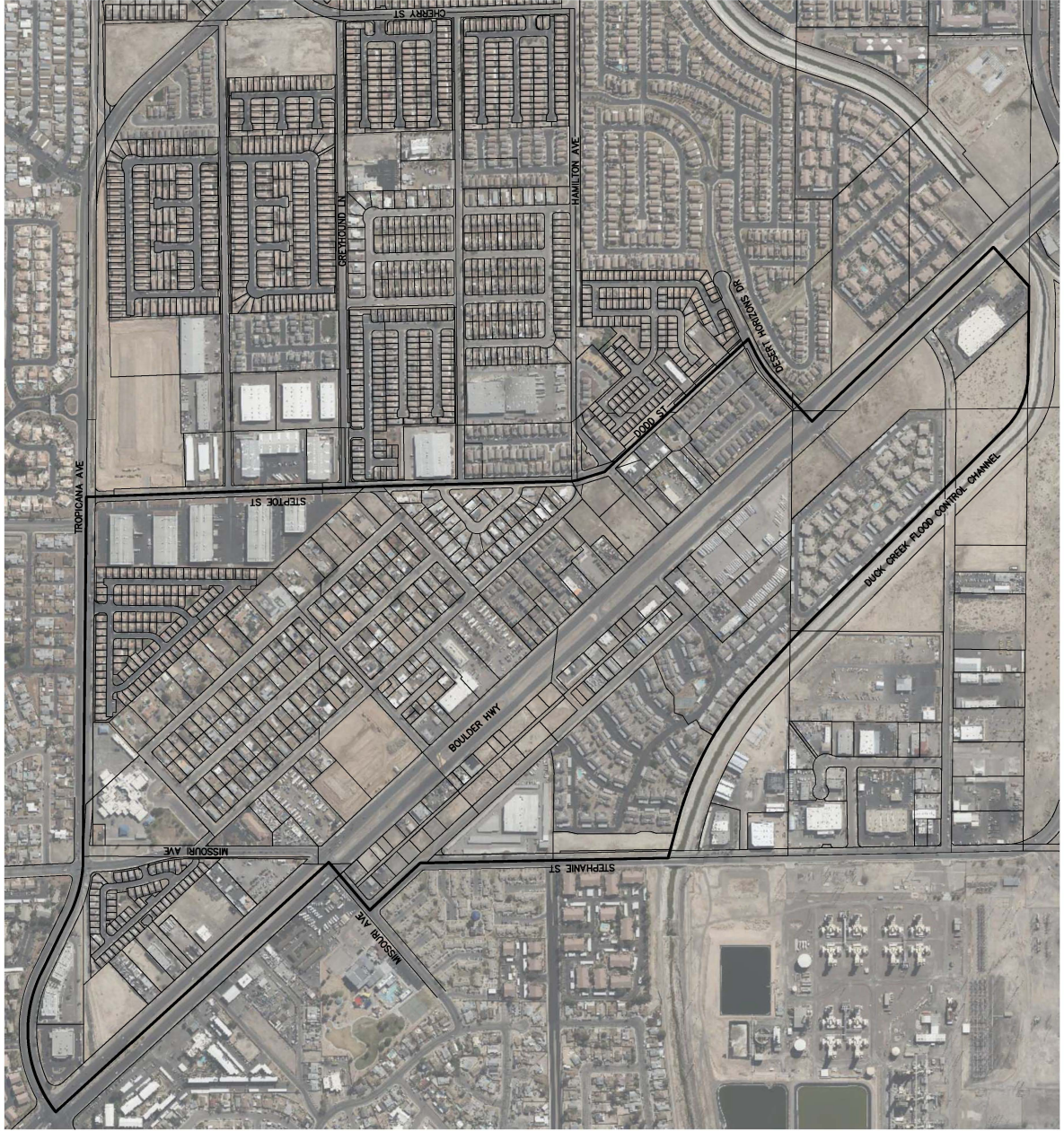
**LEGEND**

CLARK COUNTY REDEVELOPMENT DISTRICT



**EXHIBIT E**

**EXHIBIT MAP**  
 DELINEATING THE LIMITS OF THE  
 CLARK COUNTY REDEVELOPMENT DISTRICT



**AREA 7: STEPHANIE / BOULDER**  
**LEGAL DESCRIPTION**

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 02 EAST, M.D.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:  
 ON THE NORTH BY TROPICANA AVENUE, ON THE SOUTH BY THE SOUTH LINE OF SAID SECTION 21 AND ON THE WEST BY BOULDER HIGHWAY;  
 TOGETHER WITH:

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 02 EAST, M.D.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:  
 ON THE NORTH BY THE NORTH LINE OF SAID SECTION 28, ON THE EAST BY MISSOURI AVENUE, AND ON THE SOUTHWEST BY BOULDER HIGHWAY;  
 TOGETHER WITH:

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 02 EAST, M.D.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:  
 ON THE NORTHEAST BY BOULDER HIGHWAY, ON THE EAST BY THE EAST LINE OF SAID SECTION 28, ON THE SOUTHWEST BY CLARK STREET, AND ON THE NORTHWEST BY MISSOURI AVENUE;  
 TOGETHER WITH:

ON THE NORTH BY TROPICANA AVENUE, ON THE EAST BY STEPIE STREET, DODD STREET, AND THE EASTING FLOOD CHANNEL, AND ON THE WEST BY STEPHANIE STREET.

PORTIONS OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTH HALF (S 1/2) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 02 EAST, M.D.M., CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS:

**LEGEND**  
 CLARK COUNTY REDEVELOPMENT DISTRICT

**SURVEYOR'S NOTE**  
 THE LIMITS OF THIS REDEVELOPMENT DISTRICT EXTEND TO THE CENTERLINES OF THE RESPECTIVE ADJUTING STREETS AS SHOWN HEREON.



**EXHIBIT F**



# EXHIBIT MAP

## DELINEATING THE LIMITS OF THE CLARK COUNTY REDEVELOPMENT DISTRICT NOVEMBER 3, 2003

### SURVEYORS CERTIFICATE

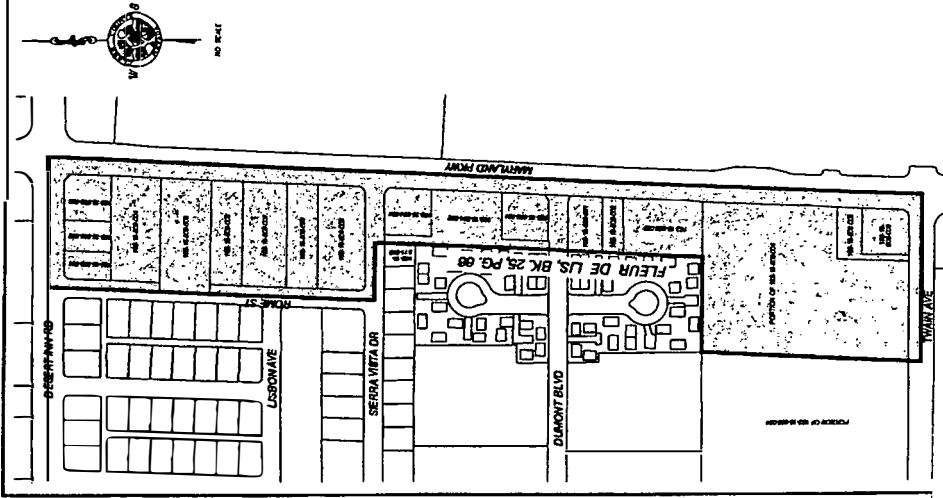
THIS IS TO CERTIFY THAT THIS MAP, PREPARED UNDER MY OFFICE SUPERVISION, CORRECTLY DELINEATES THE AREA ENCLOSED WITHIN THE CLARK COUNTY REDEVELOPMENT DISTRICT BOUNDARY.



BRETT N. LANE, P.L.S.  
CLARK COUNTY SURVEYOR  
1475 W. CENTURIE BLVD., #441

### COUNTY SURVEYOR'S NOTE

THE LIMITS OF THIS REDEVELOPMENT DISTRICT EXTEND TO THE CENTERLINES OF THE RESPECTIVE ADJACENT STREETS AS SHOWN HEREON.



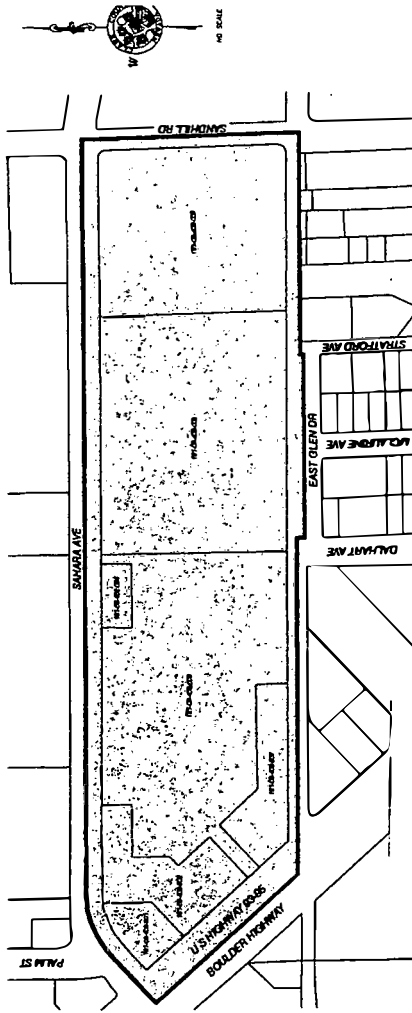
### AREA 3: MARYLAND/TWIN

#### LEGAL DESCRIPTION

THOSE PORTIONS OF THE NORTHWEST 1/4 (1/4) OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 12 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 ALL OF THOSE CERTAIN PARCELS OF LAND BOUNDED ON THE NORTH BY ALBERT AVE AND ON THE EAST BY MARYLAND PARKWAY, ON THE SOUTH BY DESERT INN DRIVE, AND ON THE WEST BY MOORE STREET.  
 TOGETHER WITH ALL OF THOSE CERTAIN PARCELS OF LAND BOUNDED ON THE NORTH BY SIERRA VISTA DRIVE, ON THE SOUTH BY THE CENTERLINE OF THE FLEUR DE U.S. SUBDIVISION AS SHOWN ON PLAT BOOK 5, PAGE 10 OF PLAT BOOK 5, BLOCK 2 OF PLAT BOOK 5, CLARK COUNTY REDEVELOPMENT DISTRICT, ON THE EAST BY MARYLAND PARKWAY, ON THE SOUTH BY THE EAST LINE OF LOT 41, BLOCK 2 OF PLAT BOOK 5, PAGE 10 OF PLAT BOOK 5, CLARK COUNTY REDEVELOPMENT DISTRICT, (APN 182-15-511-010);  
 ALL OF THOSE CERTAIN PARCELS OF LAND AS DESCRIBED IN THE OFFICIAL RECORDS OF THE CLARK COUNTY RECORDER, NEVADA (APN 182-15-511-010);  
 THE EAST LINE OF THE WEST 750 FEET OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE OFFICIAL RECORDS OF THE CLARK COUNTY RECORDER, NEVADA (APN 182-15-603-001).

#### LEGEND

- CLARK COUNTY REDEVELOPMENT DISTRICT
- ASSESSOR'S PARCEL NUMBER (AT THE DATE OF THIS RECORDING)



### AREA 2: BOULDER HIGHWAY / SAHARA

#### LEGAL DESCRIPTION

THOSE PORTIONS OF THE NORTHWEST 1/4 (1/4) OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 12 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 ALL OF THOSE CERTAIN PARCELS OF LAND BOUNDED ON THE NORTH BY SAHARA AVENUE, ON THE SOUTH BY BOLDER HIGHWAY, ON THE SOUTH BY EAST GLEN DRIVE, AND ON THE SOUTHWEST BY BOULDER HIGHWAY (E PROXIMATE 35-75).

#### SHEET OFF 2

No. \_\_\_\_\_  
 FILED AT THE REGISTER OF CLARK COUNTY  
 DATE: \_\_\_\_\_  
 FILE NO. \_\_\_\_\_  
 OF LOCAL GOVERNMENT PLATS  
 OFFICIAL RECORDS BOOK  
 No. \_\_\_\_\_  
 OF CLARK COUNTY, NEVADA. RECORDS OF JUDITH A. WHEATLEY, RECORDER  
 SEE PAGE \_\_\_\_\_

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE CLARIFIED BY THE CLARK COUNTY RECORDER OF RECORDS, CLARK COUNTY, NEVADA, 1475 W. CENTURIE BLVD., SUITE 441, LAS VEGAS, NV 89102.